

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
CORRECTED NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, October 27, 2014, @ 6:30 P.M.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 14-08 (Portner Place, LLC - Consolidated PUD and Related Map Amendment @ Square 204, Lot 208)

THIS CASE IS OF INTEREST TO ANC 1B*

On May 23, 2014, the Office of Zoning received an application from Portner Place, LLC (the "Applicant") requesting approval of a consolidated planned unit development ("PUD") and related zoning map amendment from the R-5-B Zone District to the R-5-D and CR Zone Districts for property located at 1441-1449 U Street, N.W. (Square 204, Lot 208) (the "Property"). The Office of Planning submitted a report to the Zoning Commission, dated June 20, 2014. At its June 30, 2014, public meeting, the Zoning Commission voted to set the application down for a public hearing. The Applicant provided its prehearing statement on July 18, 2014.

The Property that is the subject of this application is a through-lot with a total land area of approximately 47,170 square feet, with approximately 201 linear feet of frontage on U Street and approximately 131 linear feet of frontage on V Street. Square 204 is located in the northwest quadrant of the District and is bounded by V Street to the north, 14th Street to the east, U Street to the south, and 15th Street to the west. The Property is located in Ward 1 and within the boundaries of Advisory Neighborhood Commission ("ANC") 1B.

The Property is currently improved with the Portner Place Apartments, a 48-unit HUD Section 8 housing complex that is comprised of three garden apartment style buildings. The Applicant proposes to raze the existing buildings in connection with redevelopment of the Property. The Applicant will offer temporary housing to all current residents, and will offer all current residents the opportunity to move back into the new building once completed.

The new building will be divided into two sections: the northern portion fronting on V Street ("Wing A") is proposed be rezoned to the R-5-D Zone District, and the southern portion fronting on U Street ("Wing B") is proposed to be rezoned to the CR Zone District. As proposed, Wing A will have an FAR of 4.10, and will include approximately 91,012 square feet of residential uses on the first through eighth floors, including a ground floor community space, computer room, exercise room, management office, and residential lobby, a second-floor laundry facility, and roof top uses. Wing A will be comprised of approximately 96 dwelling units and will be

***Note: ANC 5D was corrected to ANC 1B.**

constructed to a maximum height of approximately 75 feet, eight inches to the main roof with a three foot, six inch parapet.

As proposed, the southern portion of the PUD Site fronting on U Street ("Wing B") will have an FAR of 7.52 and will include a total of approximately 230,917 square feet of gross floor area, which will include approximately 221,197 square feet of residential uses on the 1st through 11th floors, comprised of approximately 270 residential units, plus a ground floor fitness room, yoga/cross-training studio, club room, sales/service offices, and lobby space. Wing B will also have approximately 9,720 square feet of gross floor area devoted to retail uses on the ground floor, plus an additional 5,060 square feet of retail on the P2 level. If approved, Wing B will be constructed to a maximum height of approximately 105 feet, eight inches to the main roof with a two foot, four inch parapet.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>.** This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.